

GOVERNMENT OF ANDHRA PRADESH ABSTRACT

Cooperation Department – DCMS Ltd., Ranga Reddy district – Disposal of property  
situated at Asifnagar, Hyderabad – Permission accorded – Amendment Orders – Issued.

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AGRICULTURE & COOPERATION (CO.OP-I) DEPARTMENT

G.O.Rt. No. 1212

Dated 29-10-2011.  
Read the following:-

1. G. O. Rt. No. 203, Agriculture & Co-operation (Coop.I) Dept., dated 28-2-2011.
2. From the CC & RCS, AP, Hyderabad Rc. No. 5308/2010/MK-I; dated 16-05-2011.
3. From the CC & RCS, AP, Hyderabad Rc. No. 16383/2010/MK-II; dated 30-06-2011.

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In the G.O. first read above, orders have been issued according permission to the Dist. Co-operative Marketing Society Ltd., Ranga Reddy to dispose of its property situated at Asifnagar, Hyderabad admeasuring to an extent of 500 sq. yards with land and building to enable the DCMS, Ranga Reddy Dist. to clear up its dues to avoid legal complications subject to the following terms and conditions.

- i) The auction shall be taken up by way of sealed tenders cum open auction and decide the bid which ever is higher.
- ii) The upset price will be fixed as basic value + 1 ½ of times on the basic value price as per the basic value of the Sub-Registrar of Assurances, Asifnagar by obtaining latest basic value price.
- iii) The Earnest Money Deposit is fixed not less than 5% of the upset price fixed.
- iv) The auction notice will be published in two Telugu daily newspapers and one English newspaper.

2. In the references 2<sup>nd</sup> and 3<sup>rd</sup> read above, the CC & RCS, AP., Hyderabad has reported that the DCMS, Ranga Reddy conducted the auction on 21.4.2011 as per the above terms and conditions. As no tenders have been received the auction could not be held. He is also stated that, the DCO, Hyderabad (East) Division has reported that the relevant records were verified and met some of the interested purchasers who declared their inability to purchase the property of DCMS (put for auction) at a high rate of Rs. 75,000/- per Sq. Yard. According to the Market Value Assistance Certificate issued by the Sub-Registrar, Golconda for said property, the unit rate is Rs. 30,000/- per Sq. Yard as on 01.04.2011. It is reported that the upset price is fixed at an abnormally high rate of Rs. 75,000/- per Sq. Yard and as such no body evince interest to purchase even the Tender Forms, except one person who also did not file the Tender Forms on the date of auction.

3. The Commissioner for Cooperation & Registrar of Cooperative Societies, A.P., Hyderabad has also reported that the DCMS, R.R. District is under pressure for clearance of dues to HDCCB Lt., A.P. Seeds Corporation and HACA, Hyderabad and there is no other option to raise funds to clear off the liabilities. The Commissioner for Cooperation & Registrar of Cooperative Societies, A.P., Hyderabad recommended as follows:-

- 1) The Society proposed for open auction of the property, which is desirable than any other mode of disposal.
- 2) The request for re-fixation of the upset price equivalent to the value i.e., Rs.30,000 per Sq.yard, fixed by the

(P.T.O)

Sub-Registrar for that area is also reasonable because the earlier auction failed. If there is real demand even if the upset price is according to the Sub-Registrar value, still the bids will go high. There is absolutely no harm in fixing the upset price in accordance with the basic price of the Sub-Registrar and conduct open auction and whatever price the auction fetches shall be treated as final.

- 3) This land is obviously located amidst Muslim Minority Community Areas as such it has limitations of Demand.
- 4) The Municipal Corporation of Hyderabad has clearly stated that this site cannot be used for commercial purposes. Therefore, it is not possible for a development venture in this limited space (500 Sq.yds) which is located in a residential area as was done in the case of DCMS Ltd., Kadapa (2640 Sq.yds.)

4. Government have examined the matter in consultation with Finance Department and hereby issue the following amendment to para-4 of the G.O. 1<sup>st</sup> read above.

#### AMENDMENT

Point-2 under TERMS & CONDITIONS in para-4 of the G.O. is substituted as follows:--

“2. The upset price will be fixed after getting the value fixed by approved valuer and duly observing the procedure laid down under Art. 317 of A.P. Financial code Vol. I which deals with the ‘Disposal of Government land and Buildings’.”

5. The Commissioner Cooperation & Registrar of Cooperative Societies, AP., Hyderabad shall take necessary further action accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

I.Y.R. KRISHNA RAO  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Commissioner Cooperation &  
Registrar of Cooperative Societies, A.P., Hyderabad.  
The District Cooperative Marketing Society Ltd., Ranga Reddy District.

Copy to:

The Collector & District Megistrate, Ranga Reddy District.  
PS to Min. (Coop)  
PS to Prl. Secy. (Coop)  
SF/SC/

//FORWARDED :: BY ORDER//

SECTION OFFICER